

Brownfields, Community Economic Development and TAB Resources

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On behalf of the

Center for Hazardous Substance Research

Kansas State University

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A TAB/CHSR/KSU Contractor

What is a Brownfield?

“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).

Brownfields in the U.S.

- Estimated 450,000 to 1 Million sites
- 5 million acres of abandoned industrial sites in U.S. cities – roughly the same amount of land occupied by 60 of the largest U.S. cities

U.S. Department of Housing and Urban Development

Brownfield Examples

- Abandoned gas stations
- Abandoned grain elevators
- Former manufacturing facilities
- Abandoned properties next to rail lines
- Former school buildings
- Abandoned residential properties next to industrial facilities
- Vacant residential lots

Industrial Blight



Typical Brownfield



Typical Brownfield



Grain Storage Facilities/Coops found throughout rural areas

Brownfield?



Brownfield?



Brownfields on Main Street?



Brownfield?



Abandoned Residential Lot

Brownfield?



Former Drive-In

Brownfield?



Abandoned School Building

Rural Blight

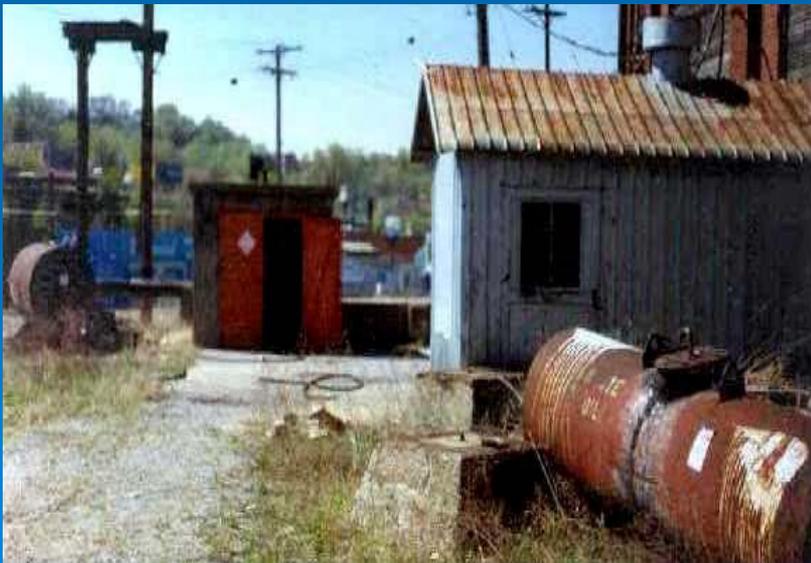
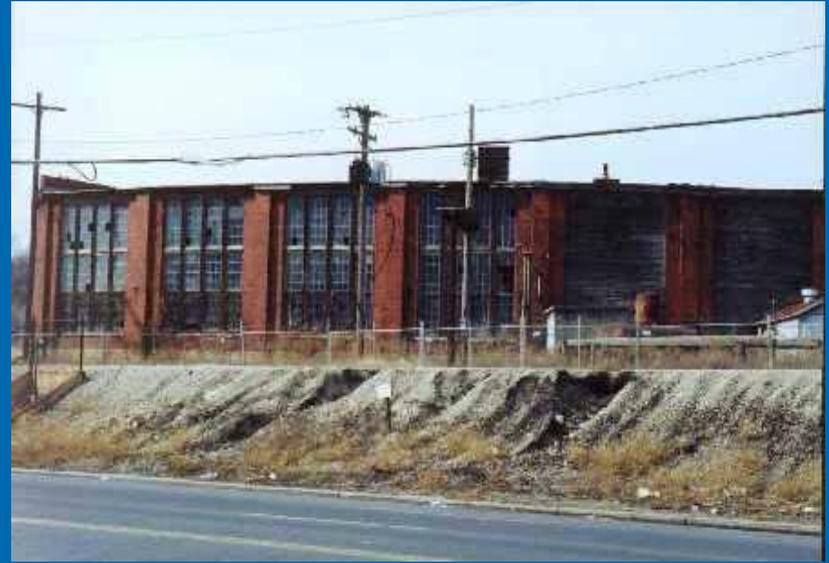


Why Redevelop Brownfields?

- Desirable locations
- Increases local tax base
- Facilitates job growth
- Improves community image
- Preserves neighborhoods
- Mitigates blight
- Mitigates public health and safety concerns
- Reduces the need to develop greenfields
- Uses existing infrastructure (cost savings)



Kansas City Terminal Railway



Kansas City Terminal Railway





03/06/2009 1:47 pm



Huntingburg, IN (pop.6,057)

Blighted Underutilized properties...



...now, Senior Housing: 100% Occupied



Funding Breakdown

- EPA Brownfields Assessment grant (Indiana 15 Regional Planning Commission Coalition Grant) provided the Phase I, II ESAs for all 8 parcels –total cost: \$27, 000
- Provided Due Diligence obligations for Tri-Cap (housing Developer) to purchase the properties*
- \$4.5 Million in Neighborhood Stabilization funds to demolish one building and renovate the other*

*Milestone Ventures, Inc./Tri-Cap Community Action Agency

Community Benefits in \$\$

- Land/Buildings purchased from the City for \$83,500
- 24 temporary full time jobs for the project
- 1 permanent full time job to manage the Senior Housing
- Estimated annual Taxes of \$4,319.00
- Units proximal to downtown area-increased sales for Main Street shops and businesses

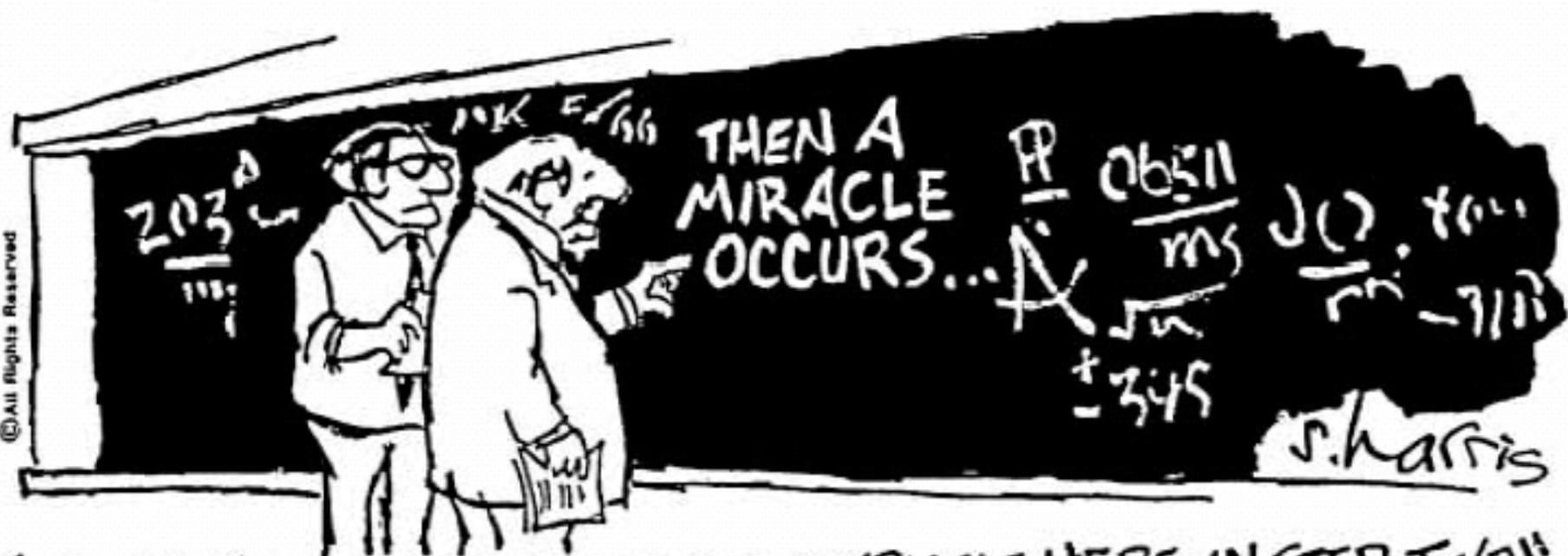
Sustainable Community Benefits

- Removal of blighted, unsafe Structures
- Alleviated the shortage of Affordable Senior Housing (particularly 2-bedroom units)
- Renovation preserved the community character of the 4th Street Historic District
- Maintains the downtown area as Huntingburg's central core
- High efficiency heating systems, Geothermal heating and cooling in all apartments

Often it is the PERCEPTION of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.





"I THINK YOU SHOULD BE MORE EXPLICIT HERE IN STEP TWO."

BF Process

- **Identify** the Brownfield
- **Investigate** – Phase I/II site assessments
- **Clean-up**, if necessary
- **Redevelop**





EPA BROWNFIELDS COMPETITIVE GRANTS

<i>TYPE / HOW MANY</i>	<i>WHO</i>	<i>FUNDING</i>	<i>ACTIVITIES</i>
<p>Assessment (Community-wide or Site-specific) (Max. 2 – 1 HS and 1 Pet./year) (Joint Apps. \$400K) (Max. 1/Entity)</p>	<p>States, Tribes, Local Governments, Land Clearance Authorities, Regional Councils, Redevelopment Agencies & Other Quasi – Governmental Entities Coalitions (FY09)</p>	<p>\$200,000 for contaminated property & \$200,000 for petroleum sites (Up to \$350,000/ Site with Waiver) \$1,000,000</p>	<p>Assess (ASTM Phase I & II standards), Inventory, Conduct Planning</p> <p>Same as above</p>
<p>Cleanup Revolving Loan Fund (RLF) (Max. 1/Entity)</p>	<p>Same as Above + <i>Coalitions may apply</i></p>	<p>\$1,000,000/ Eligible Entity, 20% Cost Share</p>	<p>Capitalize Loans and Subgrants for Cleanup</p>
<p>Direct Cleanup (Max. 3 HS or Pet./year)</p>	<p>Same as Above + <i>Non-Profits</i></p>	<p>\$200,000/ property, up to 3 properties per year; 20% Cost Share</p>	<p>Cleanup grant recipient <u>must own</u> <u>property</u></p>
<p>Job Training (Max. 1/year)</p>	<p>Same as Above + Eligible Non-Profits, Universities & job training organizations</p>	<p>\$200,000</p>	<p>Environmental Training</p>

STATE OF INDIANA: EPA BROWNFIELDS ARC GRANTEES (SINCE 2006)

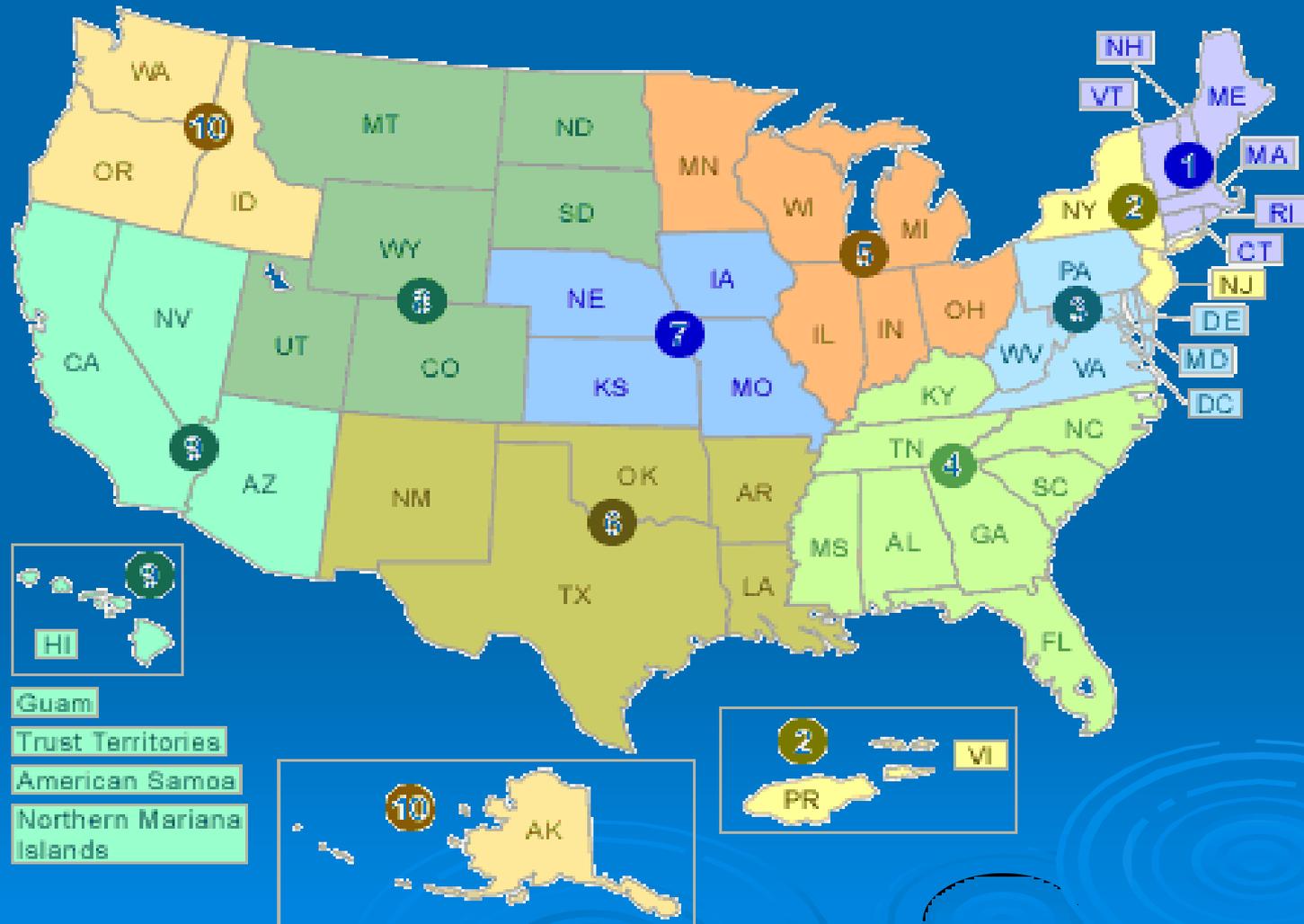
<u>Anderson, City of</u>	<u>IDEM/IFA</u>
<u>Columbia City, City of</u>	<u>Indianapolis, City of</u>
<u>DeKalb County</u>	<u>La Porte, City of</u>
<u>Elkhart County</u>	<u>LaCasa of Goshen, Inc.</u>
<u>Elkhart, City of</u>	<u>Michigan City, City of</u>
<u>Energize-ECI Regional Planning District</u>	<u>Muncie, City of</u>
<u>Enterprise Zone Education and Training Center Corporation</u>	<u>New Albany Redevelopment Commission</u>
<u>Fort Wayne, City of</u>	<u>Pike County</u>
<u>Gary, City of</u>	<u>Region III-A Development and Regional Planning Commission</u>
<u>Goshen, City of</u>	<u>Richmond, City of (Indiana)</u>
<u>Indiana 15 Regional Planning Commission</u>	<u>South Bend, City of</u>
<u>Vincennes, City of</u>	<u>Southeast Neighborhood Development, Inc.</u>
<u>Wabash, City of</u>	<u>Spencer County</u>
<u>West Central Indiana Economic Development District, Inc.</u>	<u>Terre Haute, City of</u>

Technical Assistance to Brownfield (TAB) Communities

- A national program
- Funded by EPA
headquarters via grants to 4
different entities
- **Free** to communities
- K-State assists communities
in EPA Regions 5 and 7



EPA Regions



TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager

May include:

- Help with identifying funding sources for revitalization projects
- Review of EPA and other grant applications
- Help finding a consulting firm
- Review of project plans, technical reports
- Assistance with community outreach/involvement
- Educational workshops and redevelopment visioning
- Other assistance, as needed and agreed upon
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability

The Application Process

- Contact us
- We'll set up a meeting to discuss assistance needs
- Review needs and TAB capability
- Agree on a course of action
- Get started

Community Involvement Tools

Workshops/Training Sessions

- Tailored to the information needs of the community
- Keep audience awake and engaged
- Relaxed atmosphere
- Time for networking
- Variety of presenters
- Hands-on segments
- Very effective !



Community Outreach

Redevelopment Planning

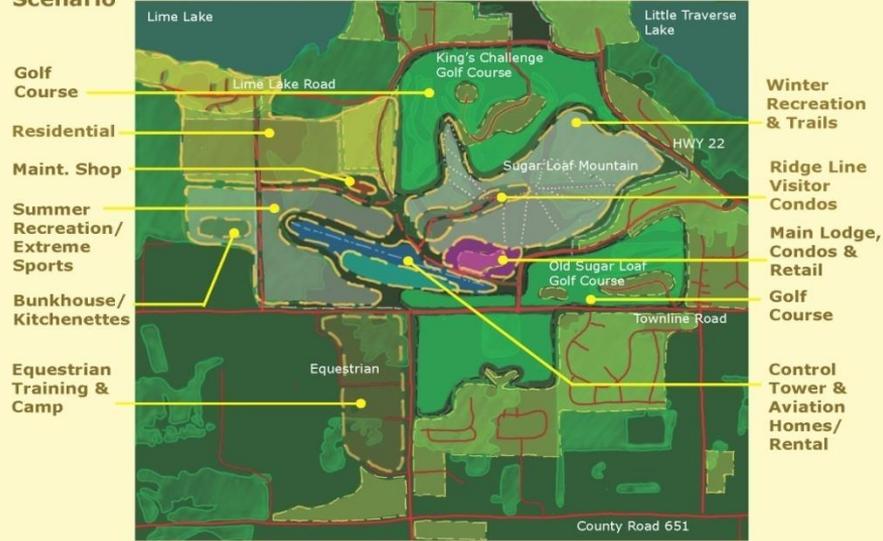


Redevelopment Planning



Potential Redevelopment Scenario #1: Leelanau County Resort Center

County-wide focused redevelopment.



The scenario plan and concept sketches are based on public input, are intended to be flexible, and provide a tool for continued dialog.

Main Lodge & Condos



Retail & Spa Center

Bunkhouse/Kitchenettes



Control Tower & Air Strip

recreation four seasons jobs agricultural heritage green construction local economy

Technical Assistance to Brownfields Communities Program at Kansas State University. Summary of Leelanau County Visioning Sessions August 2009

Technical Presentations

Community Meetings



Community Involvement

- Who is the Community?
- Why do it?
- Successful Involvement Techniques



Community Involvement Tools

Fact Sheets, Citizen Briefs

- clear
- concise
- in layman's terms
- basic information
- provide contact info and additional resources

Note: NOT a stand-alone tool

KSU TAB Citizen Briefs

Explore

[Outreach](#)
[TAB](#)
[TOSC](#)
[TOSNAC](#)
[Resources](#)
[Contact](#)

Search

Search

Outreach Resources

Publications

Environmental Science and Technology Briefs for Citizens

Brownfields Resources

- [Brownfields Basics \(PDF\)](#)
What is a Brownfield?
- [Institutional Controls \(PDF\)](#)
- [Asbestos: What Is It? Where Is It? \(PDF\)](#)
- [Lead-Based Paint: What Is It? Where Is It? \(PDF\)](#)
- [Phase I Environmental Site Assessments \(PDF\)](#) property owners, investors, borrowers, and lenders.
- [Phytoremediation at Brownfields \(PDF\)](#)
What is it and how does it work?
- [Planning for Community Involvement \(PDF\)](#)
How to develop and implement a community outreach plan.
- [Steps in Choosing an Environmental Consultant \(PDF\)](#)
What to look for before starting your important projects.
- [What are Quality Assurance Project Plans \(PDF\)](#)
How to write and develop a quality assurance project plan.
- [Writing a Request for Proposal \(PDF\)](#)
Communities that receive a Brownfields Pilot Grant typically need to hire a contractor to do an environmental assessment of the property to be redeveloped. This 12-page publication provides guidance for soliciting proposals from contractors.
- [Grant Writing Tips \(PDF\)](#)

<http://www.engg.ksu.edu/CHSR/outreach/resources/>

Community Involvement Tools

Community Outreach

- Community Day/Fair
- Bus Tours
- Walking Tours
- Workshops/Seminars
- Public Meetings

If you feed them, they will come



Special Projects

Web - based software: TAB EZ

www.tabez.org

The screenshot shows the TAB EZ website in a Windows Internet Explorer browser window. The browser's address bar displays <http://www.tabez.org/>. The website features a green and white color scheme with a tree logo. The main content area is titled "Home" and includes a "Welcome to TAB EZ" message. It describes the program as "Technical Assistance to Brownfields communities (TAB) easy brownfields grant application (EZ) software program" and provides information about its use, including a deadline for grant proposals.

HOME GRANT APPLICATIONS RESOURCES SEARCH HELP

In This Section:
Home Page
About TAB EZ

Quick Links:
Sample Grant Applications
Tutorial
Definitions
Acronyms

Home
Home
Welcome to TAB EZ
Technical Assistance to Brownfields communities (TAB) easy brownfields grant application (EZ) software program

TAB EZ is a grant writing tool to be used for preparation of EPA brownfields grant proposals. Currently, TAB EZ only addresses assessment and cleanup grants; RLF grant proposal outlines may be added at a later date.

What TAB EZ can do:
TAB EZ provides a framework for your proposal and provides strategies and links to reduce time in writing the proposal.

What TAB EZ can not do:
TAB EZ can not write a specific and compelling request for Brownfield grant funding for you. It's your proposal and you need to incorporate your ideas and approaches!

Using this tool is not a substitute for reading the grant guidelines!
While we put a lot of information from the guidelines into TAB EZ, there is also information we did not include. Please read the guidelines at <http://www.epa.gov/brownfields/applicat.htm>. Also, a copy of the guidelines can be found in TAB EZ under "Resources".

Register prior to use
While the use of TAB EZ is free, you must be a registered user to prepare a grant application via TAB EZ. Please register by clicking on "Register" in the upper right hand corner of the TAB EZ window.

TAB EZ was updated to be consistent with the FY2012 Brownfields grant guidelines.
!!!The deadline to submit your FY2012 grant proposal is November 28, 2011!!!

GRANT APPLICATIONS HOME **TAB EZ TUTORIAL**

Windows taskbar: Start, Mozilla Thunderbird, Microsoft PowerPoint, TabEZ Home - Windo... 9:19 AM

Special Projects

Web - based software: TAB-BIT
www.tab-bit.org

The screenshot shows the BIT website interface. At the top left is the BIT logo, which features a green maple leaf inside a circular sunburst, with the text "BiT Brownfield Inventory Tool" below it. To the right of the logo are three links: "Login", "Register", and "Contact Us/Feedback". Below the logo is a navigation bar with the following items: "HOME", "BIT TOOLBOX", "ABOUT", "RESOURCES", "SEARCH", and "HELP".

The main content area is divided into two columns. The left column has a green background and contains two sections: "In This Section:" with a link to "BIT Home", and "Quick Links:" with links to "BIT Tutorial" and "Help".

The right column has a light gray background and contains the following text:

BIT Home

[BIT Home](#)

Welcome to BIT

The Brownfield Inventory Tool (BIT) is a comprehensive brownfield program management tool. You may enter detailed site data, upload documents and data, and generate and export a variety of reports, including a Property Profile Form. BIT users are asked to create a user name and password for privacy protection. BIT can also be used as a collaborative tool, i.e. specific inventory data can be accessed by multiple users, if permission by the primary user is granted.

Every page within BIT comes with detailed instructions. **PLEASE READ THE INSTRUCTIONS CAREFULLY!** In addition, a tutorial is available by selecting the **BIT Tutorial** icon below.

First Time Users: Please register by clicking on **Register** in the upper right hand corner of this page and create your username and password. To get started with BIT, select the **Site Inventory Data** icon below.

A prototype of BIT was developed by EPA Region 8 and BIT is the updated version of this prototype.

Announcements:

BIT was released January 29, 2010. If you have any comments and/or suggestions for improvement, please let us know by providing feedback.

At the bottom of the page, there are three icons with corresponding text:

- A red toolbox icon labeled "BIT Toolbox".
- A grid icon labeled "Site Inventory Data".
- A chalkboard icon labeled "BIT Tutorial".

TAB Contacts

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Beth Grigsby (TAB Partner for IN)

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beth.grigsby@atcassociates.com

Web site: <http://www.engg.ksu.edu/chsr/outreach>

